APPLICATION NUMBER: 19/00306/FUL

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
19/00306/FUL	Neil Harkin	26 June 2019

Address: 52 - 54 Market Street Heywood OL10 4LY

Proposal: Change of use from hot food takeaway (A5) with storage above to retail (A1) at ground floor and offices (A2) at first and second floors including formation of a new door opening on front elevation to provide a separate access to first and second floors.

PUBLICITY	**Weekly list expired?**	Yes	**Site notice expired?**	Yes
	Neighbour letters expired?	Yes	**Press Notice expired?**	Yes

DELEGATION	**Significant departure from local plan?**	No	**Contrary to national policy?**	No
	Applicant a Council Member or officer?	No	**Contrary to previous decision?**	No
	Major with 10 or more objections and recommending approval?	No	**Called in or Planning Panel objection?**	No

COMMENTS	**Planning Panel comments received?**	No
	Neighbour comments received?	No

EIA	**Screening opinion completed and saved to Onbase?**	n/a

CONDITIONS	**Pre-commencement conditions proposed?**	No
	Pre-commencement conditions agreed (or notification period expired)?	No

RECOMMENDATION	**Grant Subject to Conditions**

CHECKED AND SIGNED OFF BY: EH **DATE: 8 July 2019**

SITE

The application relates to 52-54 Market Street, a two storey attached building located within the Heywood Town Centre which previously operated as a hot food takeaway however is currently vacant. The application site is located within a central shopping area and as such the surrounding buildings operate primarily as food and drink, retail and other A1 uses.

PROPOSAL

The application proposes the change of use from a hot food takeaway (use class A5) with storage above to retail at ground floor (use class A1) with offices at first and second floor level (use class A2). The application also proposes alteration to the shopfront by means of a formation of a doorway to serve as a separate access to the upper floor offices.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Rochdale Core Strategy:

The following policies of the adopted Rochdale Core Strategy are relevant:-

SP3/H	The Strategy for Heywood
S01	**Delivering a more prosperous economy**
E1	Establishing thriving town, district and local centres
SO2	**Creating successful and healthy communities**
C2	Focusing on regeneration areas and economic growth corridors / areas
SO3	**Improving design, image and quality of place**
P3	Improving design of new development
SO4	**Promoting a greener environment**
G9	Reducing the impact of pollution, contamination and land instability
SO5	**Improving accessibility and delivering sustainable transport**
T2	Improving accessibility
Appendix 5	Schedule of Parking Standards
DM1	General development requirements
SD1	Delivering sustainable development

Saved Unitary Development Plan (UDP) policies:

A number of policies contained within the Unitary Development Plan have been saved following the adoption of the Core Strategy. The following saved policies are relevant:

G/D/1 Defined Urban Area

G/S/1 Heywood Town Centre
S/4 Secondary and Central Shopping Areas

Supplementary Planning Documents (SPD):
Supplementary Planning Guidance note 'Guidelines and Standards for Residential Development' (June 2016).

RELEVANT SITE HISTORY

77/D05453 – Change of Use Retail Shop to Restaurant – Grant STC – October 1977

80/D11295 – New Frontage to Restaurant – Grant STC – September 1980

84/D16398 – Alterations to Front Elevation and Internal Alterations to Extend Restaurant Area – Refuse– April 1984

84/D16757 – Alterations to Front Elevation and Internal Alterations to Extend Restaurant Area – Granted STC – August 1984

92/D28792 – Change of Use of First Floor to Form Extension to Restaurant and New Front Elevation – Granted STC – February 1993

99/D36469 – Change of Use From Restaurant With Offices Above To Wine Bar At Ground Floor Level With Restaurant Above And Erection Of Two Storey Rear Extension And Formation Of Rear Dormer. – Granted STC – July 1999

15/00588/FUL – Change of use and conversion of first and second floors to form 4 one bedroom flats including construction of external staircase on rear elevation to new first floor entrance – Refused – July 2015

CONSULTATION RESPONSES

Env Health - Noise/Odours
No objection

Highways and Engineering
Given the town centre location for this development I have no objections to this proposal

REPRESENTATIONS

Letters of notification were sent out to all surrounding dwellings and no representations have been received

ANALYSIS

Principle

The NPPF introduced a presumption in favour of sustainable development and advises that planning should aim for a balance of land uses within their area so that people can be encouraged to minimise journey lengths for employment, shopping, leisure, education and other activities.

The application site is sustainably located within the defined urban area of Heywood and within the secondary shopping area of the Heywood Town Centre. The change of use to retail at ground floor and offices at upper floor levels would accord with the

requirements of the saved UDP policy S/4 and would assist in the regeneration and transformation of Heywood Town Centre in accordance with Policy SP3/H and C2 of the Core Strategy and the NPPF.

Impact on Visual Amenity

Policy P3 of the Core Strategy acknowledges that good design will improve the image and attractiveness of the borough as a place to live, work and visit. The proposed external alterations are minimal and include only the formation of a new doorway to provide a separate entrance to the proposed upper floor offices. Subject to these works being carried out in a matching material these changes are considered to be acceptable, resulting in no harm to appearance.

Given the relatively minor physical external change it is considered that the scheme is acceptable in visual amenity terms and complies with policies DM1 and P3 of the Core Strategy and the NPPF.

Impact on surrounding uses

Core Strategy policy DM1 sets out basic planning considerations that apply to all development including that proposals should be compatible with surrounding land uses. The proposed change of use from a hot food takeaway to a retail unit would result in an overall improved relationship with surrounding uses by reducing the amount of odour and noise pollution typically associated with hot food takeaways. It is also acknowledged that a change of use from a hot food takeaway to a retail unit falling under use class A1 is a permitted change under The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) – Part 3, Class A

Furthermore, the application proposes a change of the first and second floor from storage to offices. This would result in a small overall increase in the footfall and use of these upper floors. However it is not considered that this would result in a significant impact upon any of the surrounding buildings.

Accordingly the scheme is considered acceptable in terms of neighbour amenity and complies with Core Strategy policies DM1 & G9 and the NPPF.

Highways, Parking and Accessibility

No off street parking is proposed; however, this is not considered necessary in this sustainable town centre location with easy access to public transport and local services. On this basis, the Council's Highways Officer has raised no objections to the proposal, and has no concerns over refuse collection from this location. As such, despite the requirements of policy DM1 and T2 which seek to limit on-street parking due to its impact on the street scene, the proposal is broadly in line with the requirements of the NPPF which states that new developments should only be refused on transport grounds where the impacts are likely to be severe.

RECOMMENDATION

Granted Subject to Conditions

1. The development must be begun not later than three years beginning with the date of this permission.

   Reason. Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. This permission relates to the following plans:-

   - Location Plan
   - Stair Plan and Section – KS-PP-01
   - Existing Plans – KS-PP-02
   - Existing Elevations – KS-PP-03
   - Proposed Plans and Elevations – KS-PP-04

   and the development shall be carried out in complete accordance with these drawings hereby approved.

   Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the adopted Rochdale Core Strategy, the saved Rochdale Unitary Development Plan and the National Planning Policy Framework.

3. The materials used in the construction of the exterior of the development hereby permitted shall match those used in the construction of the exterior of the existing building in colour, form, type, size and texture.

   Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Procedure Statement

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision without delay.

Notes for Applicant

Report Author Michael Atkinson-Smith